

# Plan Maryland

Progress Report 2014





# PlanMaryland

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**PlanMaryland**  
Progress Report, 2014

February 2015

Publication No. 2015-002



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## Executive Summary

The State Development Plan (referred to as PlanMaryland under the O'Malley Administration) was created by state law in 1959 to serve as a road map on where and how the state will grow and what resources it should protect, as well as to create a collaborative process among state agencies and local jurisdictions to make that possible. The plan emphasizes coordination among state agencies and establishes a framework for state and local leaders to coordinate limited resources to implement smart growth.

Since PlanMaryland was launched in December 2011, the Smart Growth Subcabinet, the Smart Growth Coordinating Committee and the Maryland Sustainable Growth Commission have made significant progress fulfilling the vision of the statewide growth management plan. PlanMaryland activities have resulted in unprecedented collaboration between state agencies, building relationships and streamlining the process for end users. With local government collaboration, the Subcabinet established Planning Area Guidelines that are being used by both state agencies and local governments to more effectively target and prioritize limited resources to achieve the goals and objectives of smart and sustainable growth in Maryland.

The Smart Growth Subcabinet has endorsed five municipal planning areas and state agencies are working with a dozen or more local governments through the application and review process. Subcabinet agencies are continuing to streamline the application process and identify new ways that local governments can benefit from improved state-local collaboration. Examples of this enhanced collaboration can be seen in the PlanMaryland Planning Area Summary Reports, which are posted online as a state agency and local government resource, highlight the efforts of the local government to achieve the goals and objectives of PlanMaryland and describe specifically how state agencies can help the community focus resources in the endorsed planning areas. A PlanMaryland Map posted on PlanMaryland.gov depicts the endorsed planning areas as well as and other areas targeted by existing state and local programs. State agencies and local governments use the map to align plans, programs and procedures to growth and preservation areas. And as more areas are nominated by local governments, the map will evolve.

As reported in the first PlanMaryland Progress Report, the Subcabinet agencies have identified more than 90 implementation strategies to further the goals and objectives of PlanMaryland. Over the past two years, the Smart Growth Subcabinet agencies have made significant progress advancing those implementation strategies, many of them focusing on improved interagency coordination of state fund expenditures, as well as state planning and permitting assistance, to communities working toward reinvigorating local business districts and revitalize neighborhoods.

This report reflects genuine progress, but recognizes continued effort is needed to achieve a more sustainable future for Maryland.

## Introduction

PlanMaryland provides a place-based, inter-agency cooperative framework to advance smart growth statewide. The plan aims to achieve the best practices in smart growth that protect the environment, enhance communities and realize the visions for a positive, sustainable future for Maryland set forth by the Governor and General Assembly.

Governor O'Malley accepted PlanMaryland in December 2011 and signed Executive Order 01.01.2011.22 charging the Smart Growth Subcabinet to implement the plan. Pursuant to the Executive Order, the Subcabinet, consisting of the following state agencies, periodically reports on the progress implementing the plan:

Maryland Department of Agriculture (MDA)	Department of Labor, Licensing and Regulation (DLLR)
Department of Budget and Management (DBM)	Maryland Energy Administration (MEA)
Department of Business and Economic Development (DBED)	Maryland Higher Education Commission (MHEC)
Maryland Department of the Environment (MDE)	Department of Natural Resources (DNR)
Department of General Services (DGS)	Maryland Department of Planning (MDP)
Department of Health and Mental Hygiene (DHMH)	Maryland Department of Transportation (MDOT)
Department of Housing and Community Development (DHCD)	Other Participating State Agencies:
	Maryland State Education Department (MSDE)
	Interagency Committee on School Construction (IAC)

The 2012 Progress Report recapped the reasons for PlanMaryland and how the planning areas could help focus state and local resources and achieve sustainable growth and conservation goals. It identified more than 90 implementation strategies that the Smart Growth Subcabinet agencies would pursue. The 2014 Progress Report focuses on the efforts of state agencies and local governments to achieve PlanMaryland goals by identifying local planning areas and executing implementation strategies at the state and local levels.

As a statewide policy, PlanMaryland sets a course to grow where it makes sense while protecting resources such as waterways, farmland and forests. It asks Maryland's counties and municipalities to identify growth and preservation areas and, together with state agencies, align plans and programs to achieve sustainable growth and conservation goals that can be better addressed with collaboration.

Implementing the plan takes a two-pronged approach:

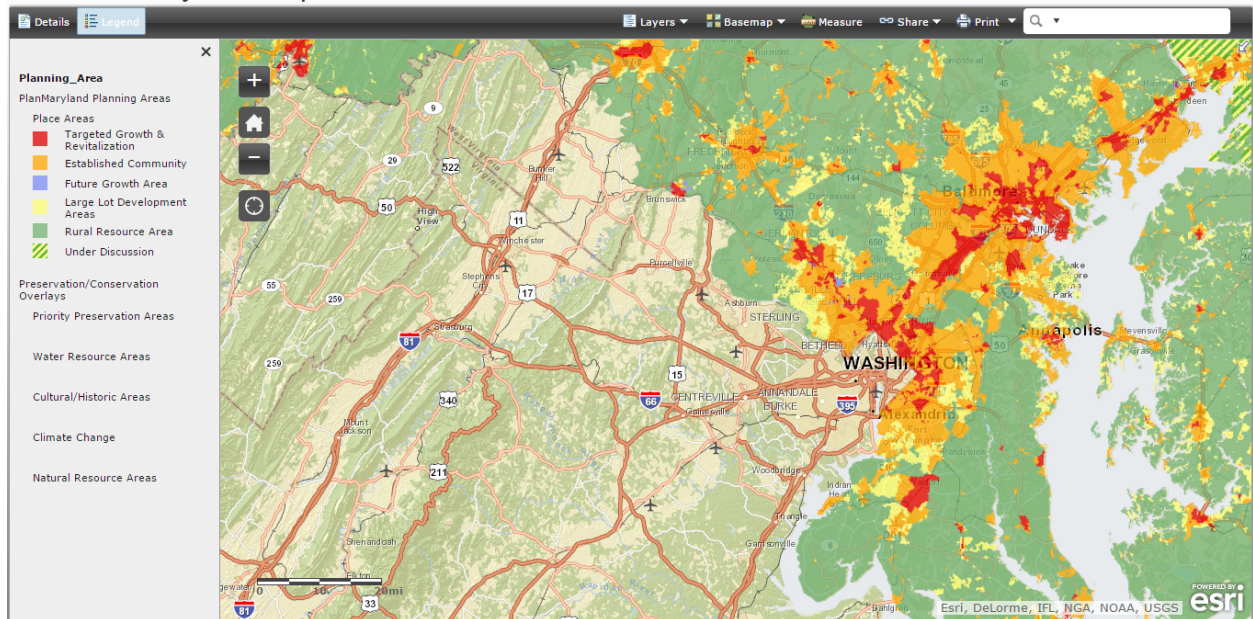
- 1) State and local governments collaboratively target their resources to planning areas for growth, revitalization, preservation and resource conservation; and
- 2) State agencies develop coordinated strategies to better align state programs and policies to support planning area objectives.

The result is state and local governments collectively working to emphasize public investment in:

- Water and air quality protection
- Community and economic development
- Land and resource conservation

# Planning Areas

## The PlanMaryland Map



PlanMaryland planning areas delineate growth, revitalization, land preservation and resource conservation. Designating areas sets the stage for state agencies and local governments to work together and pool resources to achieve shared PlanMaryland goals and objectives.

The plan establishes five Planning Area-Place categories:

- Targeted Growth and Revitalization Areas
- Established Community Areas in Priority Funding Areas
- Future Growth Areas
- Large Lot Development Areas
- Rural Resource Areas

PlanMaryland also establishes five Preservation/Conservation Planning Area categories:

- Priority Preservation Areas for Agriculture
- Natural Resource Areas
- Water Resource Areas
- Historic and Cultural Resource Areas
- Climate Change Impact Areas

The PlanMaryland map provides a composite of the planning areas and evolves as areas are nominated by local governments. In the interim, planning areas are represented by state and local programs that closely parallel PlanMaryland Places, such as:

- BRAC Zones
- Enterprise Zones (designated by DBED)
- Transit-Oriented Developments (designated by MDOT)
- Sustainable Communities

The areas targeted by complementary programs correspond closely with the Planning Area Guidelines accepted by Smart Growth Subcabinet in 2012. The map also includes as overlays Preservation/Conservation Planning Areas that reflect state and local programs like the Certified Priority Preservation Areas for Agriculture, the local designated historic districts, and DNR's GreenPrint, which shows where Targeted Ecological Areas and other important natural resource areas occur throughout the state.

In 2014, the Smart Growth Subcabinet formally endorsed the Planning Areas for three additional municipalities, while state agencies are working with a dozen or more local governments on applications. Collaborating with the first set of jurisdictions improved the review process and the effectiveness of state agencies and local governments to identify and address opportunities of mutual interest.

While we have seen a gradual increase in planning area applications, many local governments have not yet submitted complete applications. Many jurisdictions have been working on related planning matters, such as preparing 2012 Septics Bill's Growth Tier Maps and Sustainable Community applications, which are fundamental parts of the local identification process for PlanMaryland planning areas. Now, following the designation of nearly 80 Sustainable Communities, MDP regional planners have begun working closely with local governments that are interested in participating in the Sustainable Community program, but lack the administrative capacity to implement many of the traditionally funded Community Legacy activities. Among other things, MDP regional planners are helping small municipalities that have shared interests to develop joint Sustainable Community applications, while also discussing how the PlanMaryland planning areas can support their collaborative planning efforts.



## Implementation Strategies

In 2014, the Smart Growth Subcabinet agencies have made significant progress advancing the implementation strategies identified in the 2012 PlanMaryland Progress Report. Detailed results on each implementation strategy can be found in our interactive webtool at [plan.maryland.gov/theMap/strategies.shtml](http://plan.maryland.gov/theMap/strategies.shtml). The tool provides a status report of state agency efforts toward achieving plan goals, all of which are designed to encourage agencies to align programs and work better together.

### Agency

- ☐ DBED
- ☐ DBM
- ☐ DGS
- ☐ DHCD
- ☐ DHMH
- ☐ DLLR
- ☐ DNR
- ☐ IAC
- ☐ MDA
- ☐ MDE
- ☐ MDOT
- ☒ MDP
- ☐ MEA
- ☐ MHEC
- ☐ MSDE

### Select Primary Goal

- ☒ Concentrate Growth
- ☐ Enhance Quality of Life
- ☐ Preserve and Protect the Environment

### Select Planning Area

- ☐ Targeted Growth & Revitalization Areas
- ☐ Established Communities
- ☐ Future Growth Areas
- ☐ Large Lot Development
- ☐ Rural Resource Areas

Show  entries
Search:

Agency ▲	Program, Plan, Report or Resource ▼
MDP	Enhanced Clearinghouse Functionality and Services
MDP	Facilitate Smart Development by the Private Sector
MDP	MDP/MHT Retooling of Services
MDP	State Assistance to Local Comprehensive Planning & Implementation
MDP	State Assistance to Local Comprehensive Planning & Implementation
MDP	State Assistance to Local Comprehensive Planning & Implementation

Showing 1 to 6 of 6 entries

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The following are highlights of state agency PlanMaryland accomplishments this year.

#### Maryland Department of Agriculture (MDA)

- MDA's education, assistance, incentives and enforcement at the local level to meet TMDL Goals & Phase II WIP. MDA continues to meet or exceed the two-year milestones set for the implementation of the TMDL and WIP strategies. These are long-term strategies that will remain a priority to implement BMPs through various incentive programs offered to farm owners.
- Agricultural preservation continues even with funding challenges. MALPF received 160 easement applications in July 2014 for the combined FY 2015/2016 easement acquisition cycle. Easement offers will begin in summer 2015 and MALPF estimates an additional 10,000 acres of farm and woodlands will be permanently protected at the completion of the acquisition cycle to build upon the current 295,000 acres protected under the program.

#### Department of Budget and Management (DBM)

- Integrated PlanMaryland guidelines and Coast Smart siting criteria into DBM's capital budget review process. The Office of Capital Budgeting has incorporated the PlanMaryland capital budget review process into its instructions for capital budget submissions and into its review of capital budget requests in FY 2015 and FY 2016. Capital projects and facility master plans are also being reviewed for compliance with PlanMaryland in accordance with updated instruction manuals. In cases requiring follow up, OCB has met with MDP to discuss and resolve any inconsistencies with PlanMaryland guidelines

#### Department of Business and Economic Development (DBED)

- InvestMaryland funds early stage companies with growth potential. During FY 2014, Maryland Venture Fund closed 43 transactions for \$34,125,180.35 (including \$17 million in new Venture Capital Limited Partnership commitments), plus several capital calls totaling \$9,443,605 into seven VCLPs pursuant to previous VCLP commitments.
- Tourism continues to grow significant revenue integral to Maryland's economic vitality. The Bureau of Revenue Estimates reported more than \$401.3 million in revenues attributable to tourism in FY2014, an increase of 2.4 percent over FY2013. Tourism revenue has grown 38.2 percent since the passage of the Tourism Promotion Act in 2008, far outpacing the 22 percent growth in overall sales tax collections.

#### Maryland Department of the Environment (MDE)

- Grants and Loans - Smart Growth Prioritization. MDE's Water Quality Financing Administration funds water and sewer projects across the state. MDE primarily funds projects in PFAs and projects that support sustainable development receive extra points, resulting in higher rankings when determining which project receive funding.
- Water Appropriation Permits – Municipal Preference Approach. MDE proposed regulations to implement the municipal preference approach to water appropriations for Carroll, Frederick and Washington counties. The regulations promote greater flexibility in the permitting process to better encourage development within municipalities in these three counties.

#### Department of General Services (DGS)

- Public Health Lab. The 6-story, 235,000 sq ft laboratory facility is located in a TOD area, and was designed to meet LEED Silver designation. Opened in June 2014, and the facility was constructed using a creative financing agreement that minimizes the cost to taxpayers.
- DHCD Headquarters Relocation Groundbreaking. The groundbreaking for the DHCD Headquarter relocation occurred in spring 2014, with occupancy anticipated for spring 2015. This project will ensure that DHCD has modern, efficient and sustainable office space that supports transit-oriented development and smart growth.

- State Center TOD Project Reactivated. The State Center TOD Project was reactivated in 2014. The project will be developed over a five-phase schedule, covering 15 years of redevelopment. It is expected to bring nearly 10,000 jobs during the construction phase and more than 5,400 permanent, private-sector jobs to the heart of Baltimore City when the project is complete, in addition to more than 4,800 indirect and induced jobs upon the project's completion.

#### Department of Health and Mental Hygiene (DHMH)

- Health indicators for PlanMaryland. A graduate student with the University of Maryland is now working 25% at the Department of Planning and 25% at the Department of Health and Mental Hygiene on a project to develop community health measures for an online planning "toolbox". The goal is to provide local planners and communities, as well as other state and local agencies, with a suite of indicators that reflect the health status and health concerns of communities, for planning purposes.
- Health Impact Assessment Capacity Building. The Department has taken several steps to increase the state's capacity to use health impact assessment (HIA). DHMH has partnered with the University of Maryland School of Public Health through the CDC-funded "Maryland Public Health Strategy for Climate Change" project to use regional climate forecasts and models to help local health departments plan for climate change public health impacts. DHMH also worked with the Maryland Institute of Applied Environmental Health at the University of Maryland School of Public Health to conduct an assessment of the potential health impacts of unconventional natural gas development and production in the Marcellus Shale. In both cases, the Department has been developing tools and approaches to assess public health impacts.

#### Department of Housing and Community Development (DHCD)

- The State Housing Plan, *Housing Maryland: A Policy Framework for Today and Tomorrow* was published in December 2013. The plan details housing trends in Maryland as well a series of objectives and strategies organized around three goals:
  - Expand the choice and supply of sustainable housing
  - Restore and revitalize communities across Maryland
  - Stabilize families and local communities

In addition to ongoing programmatic activities to implement strategies in Housing Maryland, DHCD has convened or participated in several intergovernmental initiatives to further articulate housing and community development strategies in Maryland, including:

- The Opportunity Collaborative
  - The Neighborhood Stabilization and Homeownership Workgroup
  - Reinvest Maryland
- In 2014, DHCD provided funding to 41 housing counseling agencies and 9 legal service providers throughout Maryland. In the first three quarters of 2014, DHCD's housing counseling partner agencies provided foreclosure prevention assistance to over 8,000 homeowners in Maryland. Over 2,000 homeowners reached a positive outcome with this assistance. Over 4,000 homeowners and tenants facing foreclosure were provided with free or low-cost legal assistance. DHCD hosted "Mortgage Late? Don't Wait!" workshops throughout Maryland and conducted outreach to homeowners and tenants through direct mailings as well as radio, print and television advertising. DHCD also operates a statewide hotline for homeowners to receive direct referrals to housing counseling agencies in their area. In 2014, DHCD awarded just over \$4,875,000 in total to housing counseling agencies.

- The FY 2015 budget approved by the Maryland General Assembly provided the following continued support for DHCD's core neighborhood revitalization programs targeted to Sustainable Communities:
  - \$4.25 million for Neighborhood BusinessWorks
  - \$6 million in capital funds for Community Legacy
  - \$7.5 million for the Strategic Demolition and Smart Growth Impact Fund
  - \$2.43 million for the Baltimore Regional Neighborhood Initiative

Sustainable Community application rounds were held in February, June and October 2014. To date, 77 Sustainable Community designations have been approved. An additional 5 applications for designation are under review. Three application rounds are planned for 2015. Applications for Neighborhood BusinessWorks are ongoing. FY 15 applications for Community Legacy, Strategic Demolition and Smart Growth Impact Fund and the Baltimore Regional Neighborhoods Initiative were accepted in July 2014. Subsequently, DHCD awarded more than \$2.4 million in capital and operating grants to four local nonprofit community development organizations through the Baltimore Regional Neighborhoods Initiative; \$7.5 million to benefit 27 projects in 12 counties and Baltimore City from the Strategic Demolition and Smart Growth Impact Fund program, which are expected to leverage an additional \$178 million in public, private and philanthropic investments; and \$5.7 million in Community Legacy program grants to 67 projects in 20 counties and Baltimore City to support total project costs of more than \$45.4 million.. Those Community Legacy funds are expected to leverage an additional \$178 million in public, private and philanthropic investments.

#### Department of Labor, Licensing and Regulation (DLLR)

- Employment Advancement Right Now (EARN). The EARN initiative will encourage regional workforce training collaborations among businesses, non-profits, institutions of higher education, community college, local workforce investment boards, local governments, and various types of workforce training providers. DLLR awarded 28 recipients EARN Maryland Implementation Grants in 2014.
- DLLR's Integrated Workforce Plan Implementation. In support of its statewide plan to integrate programs and services, DLLR received a \$5.2 million grant in 2014 for a Job Driven National Emergency Grant to provide quality employment and training services to dislocated workers to help them find, and qualify for, meaningful employment. DLLR also worked closely with the Anne Arundel County Workforce Development Corporation (AAWDC) on the \$10 million Ready to Work Partnership initiative that will support collaborations between employers, non-profit organizations and training programs to help Maryland's long-term unemployed.

#### Maryland Energy Administration (MEA)

- EmPOWER Planning. Throughout 2014, MEA has been convening work groups to make recommendations on how EmPOWER programs should operate after 2015. Specifically, the work groups are guiding the work of a contractor to conduct a rigorous, empirical analysis of the current cost-effectiveness methodology used to assess utility programs. The work groups are also looking at the avoided cost of supply and the total potential for savings in Maryland. This work is coming to a close, and will be used to inform the Public Service Commission as they set post-2015 goals for energy efficiency.
- Increased Solar Deployment. Maryland's strong policies related to renewable energy have encouraged an explosion of solar activity in recent years. Today, the amount of solar installed on the grid in Maryland has increased to 200 Megawatts. MEA continues to work on policies and programs to reduce the cost of installing solar for homeowners and businesses.
- Released Microgrid Report. In June 2014, Governor O'Malley released the Resiliency through Microgrids Task Force Report, which charted a path for Maryland to increase grid reliability. Microgrid technology combines clean distributed power generation with advanced control equipment to enable portions of the grid to remain online when the larger grid is down. Microgrids serving individual customers are already practicable in Maryland, and the Task Force, run by MEA, looked to technological and regulatory solutions to developing microgrids across multiple properties for several customers.



## Maryland Higher Education Commission (MHEC)

- Community Colleges. On September 25, 2013, the Maryland Higher Education Commission adopted amendments to the state regulations to align community college planning and construction practices with the PlanMaryland, smart growth initiative. The amended regulations became effective March 31, 2014.
- Public 4-Year Institutions. The PlanMaryland Goals and Objectives, Guidelines for Capital Budgeting were incorporated into the public four-year reviewing processes for Facilities Master Plans and Part I Facilities Programs.

## Department of Natural Resources (DNR)

- Coast Smart Guidelines and Council. *The Climate Change and Coast Smart Construction: Infrastructure Siting and Design Guidelines* report, issued in 2014, recommends specific siting and design guidelines for state construction projects to protect against the impacts of climate change. The report recommends that *Coast Smart* practices also be applied to non-state buildings and infrastructure projects, if partially or fully funded by the state, as well as projects on state lands. To codify provisions of *Coast Smart Construction Executive Order* and implement key recommendations of the working group, Coast Smart Council (House Bill 0615) requires the state to consider the risk of coastal flooding and sea level rise in funding decisions for new capital projects and create a Coast Smart Council to oversee development and implementation of specific siting and design criteria. The legislation was signed into law on May 5, 2014.
- Baltimore Wilderness. DNR has been a partner in the Baltimore Wilderness Coalition, a multi-faceted planning effort that focuses on maintaining green infrastructure in the greater Baltimore area to promote climate resiliency, access to nature and habitat corridors.
- Land Conservation for Climate Resiliency and Community Connections. DNR is implementing new land conservation strategies to address the impacts of climate change and increase the resilience of vulnerable coastal habitats. DNR reviews land acquisitions for climate change impacts and incorporates those considerations into purchased conservation easements. As a complement to Maryland's efforts to increase the resilience of vulnerable coastal habitats, the CoastSmart Communities Program offers financial and technical assistance to vulnerable coastal communities to develop plans and policies that better prepare them for the impacts of and recovery from future storm events, shoreline changes and sea level rise. DNR also utilizes Community Connections, a scoring criterion for land conservation projects, that enhance linkages between people and the land. These are properties with exceptional management and public benefits, including cultural and historical aspects, but that may not meet the GreenPrint ecological thresholds.

## Maryland Department of Planning (MDP)

- Reinvest Maryland. In response to a request from Governor Martin O'Malley and Lieutenant Governor Anthony Brown, the Commission crafted a series of recommendations that make up the bulk of a comprehensive report – *Reinvest Maryland: Accelerating Infill, Redevelopment and Community Revitalization*. The report poses recommendation on how Maryland can invest in its cities and towns to improve quality of life and economic vitality in communities and provide the environmental benefits associated with reinvesting in buildings and infrastructure. The report also features best practices highlighting what the public and private sectors are doing to spur reinvestment, case studies exploring challenges, strategies and successes in 10 Maryland communities, and national models identifying good ideas from around the nation.
- Sustainable Community Tax Credit Expanded Program. The 2014 reauthorization of the Sustainable Communities Tax Credit for three years expanded the program to include a small commercial tax credit. The small commercial category will help fund modest rehabilitation projects that have historically struggled to compete for the large-scale commercial awards.

- Community Development Tools. MDP has developed a series of online tools to assist state and local governments, citizens and interest groups advance infill and revitalization community development efforts.
  - The Smart Growth Toolbox is a searchable online database of federal and state programs that helps individuals, jurisdictions and organizations identify resources to tap for reinvestment initiatives.
  - MDP's TOD Profile Tool offers online planning and implementation and resource support to state and local efforts to advance transit-oriented development. It provides a tool for planners, developers and elected officials interested in TOD in their jurisdictions.
  - To help local planners develop economic development elements as part of the local comprehensive plan process, MDP created Placing Jobs, an online resource, to build on state and local efforts in economic development and elevate planning as an economic strategy. Placing Jobs provides a framework for local jurisdictions to integrate land use and economic strategies that preserve resource-based industries, promote tourism, and direct investment toward infill, redevelopment and revitalization in local comprehensive plans.
  - As part the effort to improve state-local coordination for the 21st Century Schools Initiative, which is sending \$1.1 billion into Baltimore school construction and redevelopment, MDP developed an online tool depicting school locations, city services and state community development resources.

#### Maryland Department of Transportation (MDOT)

- Adoption of Maryland Transportation Plan (January 2014). MDOT released the 2035 MTP updating Maryland's strategic goals and objectives for the statewide transportation system. The new MTP identifies challenges MDOT will face in coming years, and includes specific strategies and initiatives that the Department and its modal agencies will pursue to address them. The MTP also includes a region-based transportation/land use framework that is consistent with the goals of PlanMaryland.
- Bicycle and Pedestrian Master Plan (January 2014). MDOT completed an updated Bicycle and Pedestrian Master Plan in January 2014, identifying the goals and priorities for improving biking and walking in Maryland. The plan supports safe and connected networks statewide, while emphasizing heightened need for high quality biking and walking options in compact centers where there are many opportunities for short trips that can be accomplished by walking or biking. The Department will work to ensure that programs, policies and guidelines support the varying biking and walking opportunities across Maryland, through implementation of the Complete Streets policy, Bicycle Pedestrian Priority Areas, Transit Oriented Development and other strategies and actions identified in the plan.
- Bicycle and Pedestrian Priority Area (BPPA). The SHA completed the first BPPA traffic management plan for White Flint. SHA and Maryland Department of Transportation (MDOT) have also completed a final draft of the policy.. This new policy and first traffic management plan continue the SHA commitment to a complete streets approach.

## Other Participating State Agencies:

### Interagency Committee on School Construction (IAC)

- Maryland Net Zero Energy Schools Program. The Maryland Net Zero Energy Schools Program, administered by the Maryland Energy Administration, (MEA), has awarded grants to Howard County and Baltimore City to achieve three net zero energy schools in the BGE service area over three years. The program relies on working closely with the Maryland Public School Construction Program; the participating county school districts; and the architect and engineering firms (A/E) contracted to design the school, provide net zero energy building support, or validate the energy aspects of the design. Howard County elected to construct a new Wilde Lake Middle School on the grounds of the current school. Design began in December 2013 and is expected to be completed by January 2015. Baltimore City Public Schools elected to build a new Graceland Park/O'Donnell Heights Elementary/Middle School on the grounds of the current school. An RFP for an A/E team will be published in late 2014. Selection of an A/E team is expected by the end of 2014.
- Washington County Academic Hub in Downtown Hagerstown. In October 2014, The Washington County Board of Education voted to create a downtown facilities fund to create an academic classroom hub in downtown Hagerstown. Planning is underway for providing 21st century skills to high school students through the use of non-traditional learning environments, such as boutique schools and partnerships with local higher learning institutions and businesses. The expansion of an academic hub in downtown Hagerstown would support various specialized school programs, including the successful the Barbara Ingram School for the Arts and benefit both downtown and Washington County Public School students.
- Sustainable Communities Funding Policy. The IAC approved a new policy to address state funding participation for major construction projects within Sustainable Communities. The policy is intended to facilitate the achievement of state planning objectives and goals by supporting major school construction projects in communities that are formally designated for state and local community revitalization efforts under the Sustainable Communities Program. The Havre De Grace Middle/ High School replacement project in Harford County was the first project to be approved; it is expected to be open in 2018.



## Looking Ahead

With a greater understanding of the shared purpose and benefits of coordinated decision-making and investment in smart growth and sustainability, state agencies are demonstrating an unprecedented level of collaboration. That, in turn, presents a more consistent message of why PlanMaryland and other state initiatives are important and how local governments can take advantage of them. While not all state policies have been fully harmonized, local governments are receiving more consistent answers. There is a greater willingness among state agencies to revisit long-established policies and develop new ways to address impediments. State agency representatives understand it will take time to demonstrate meaningful policy differences to local governments and that, by improving accessibility to state programs, they can create compelling incentives for concentrated growth, revitalized communities and resource protection.

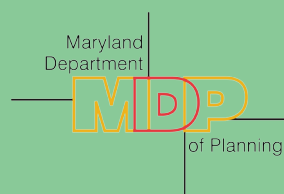
PlanMaryland's success relies mostly on incentives, primarily in the form of benefits from state programs for local and private sector projects related to growth, community enhancements and conservation in planning areas. Most local governments have adopted a wait-and-see attitude regarding the plan's benefits. If there are few compelling incentives to follow the plan or no negative consequences for choosing not to do so, the only motivation local governments have to participate is awareness that a well-coordinated state, local and private sector approach to PlanMaryland's goals and objectives is fundamental to their interests, both public and private.

The critical step in the coming years is to institutionalize planning areas and associated goals in concrete ways within state programs so local governments will see their relevancy and state agencies will have local partners to achieve plan goals. Positive perceptions begin with recognition that agencies are using planning areas to guide their plans, policies, programs and investments. A key step has been taken by establishing a PlanMaryland capital budget process, to (1) identify projects that are consistent or inconsistent with state policies, (2) modify the latter, if possible, before they receive state funding, and (3) aggressively advancing capital projects that further PlanMaryland objectives for the planning areas.

An analogous approach is needed for the wide array of other agency plans and programs, as well as regulatory and financial or technical assistance programs that plan, support or provide incentives for growth, community enhancements or conservation of land and resources – either directly or indirectly. When public and private sector benefits become evident parts of these plans and programs, PlanMaryland will succeed.



Lawrence J. Hogan, Jr., Governor  
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